

TO: Thomas Frutchey, City Manager

FROM: Jim Throop, Director of Administrative Services

SUBJECT: Annual Development Impact Fee Reports for FY2012-13, FY2013-14, and FY2014-15

DATE: September 6, 2016

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Needs: To receive and file the annual development impact fee reports for the fiscal years ended June 30, 2013, June 30, 2014, and June 30, 2015.

Facts:

1. The City imposes various development impact fees. The rates applied during fiscal years 2012-13, 2013-14, and 2014-15 are identified in Attachment Exhibit B (all fees were adjusted during the three-year period by various inflationary factors).
2. A separate fund has been established for each development impact fee to record financial transactions.
3. For the purposes of presentation only, some development impact fees—such as specific plan fees --have been consolidated in the comprehensive annual financial report (i.e., the annual audit).
4. Interest income is allocated to each development impact fee fund based upon its proportional share of total invested City cash resources.
5. In certain locations, the City has allowed developers to defer public improvements (saving up-front project costs) until such a time that new development actually occurs. In these areas, new development pays specific plan fees at the time of issuance of building permit rather than during the initial planning process. The two applicable specific plan areas are:
  - Union/46 Specific Plan
  - Borkey Specific Plan (Sub-area B)
6. In the case wherein a capital improvement project is funded from two or more development impact fee funds, all expenditures are recorded in a single fund and the appropriate proportional share of each funding source is transferred into this single fund. This methodology provides for the 'capturing' of all

project costs in a single account for determining the total final cost of the project.

Analysis &

Conclusion: As required by State law, the attached documents are made available for public review. These documents provide the appropriate information as required by State law. The attached documentation is for the annual activity of each development impact fee for the fiscal years ended June 30, 2013, June 30, 2014, and June 30, 2015.

Fiscal

Impact: None.

Options:

- a. Receive and file annual development impact fee reports to the City Council for the fiscal years ended June 30, 2013, June 30, 2014, and June 30, 2015; or
- b. Amend the foregoing options: or
- c. Refer back to staff for additional analysis or modification; or
- d. Take no action.

Attachments:

- A. Fiscal Schedules for FY 2013-14, 2014-15, and 2015-16
- B. Fee Schedules for FY 2013-14, 2014-15, and 2015-16
- C. Fee Descriptions for FY 2013-14, 2014-15, and 2015-16

**Exhibit "A"**  
**Detail Schedule of**  
**Development Impact Fee Expenditures**  
**Fiscal Year Ending June 30, 2013**

	Fund 211 Public Safety Police	Fund 212 Public Safety Fire	Fund 213 Transportation Mitigation	Fund 215 Bridges	Fund 216 Park Development	Fund 217 Storm Drainage	Fund 219 Public Meeting Fac.	Fund 220 Water Connections	Fund 221 Sewer Connections
Beginning Cash Balance 7/1/12	122,595	1,564,677	7,506,058	-	1,897,504	313,378	374,116	2,120,810	2,258,127
Revenues - All Sources	9,725	51,604	5,383,252	-	343,113	6,509	1,720	632,292	567,514
Revenue Transfers IN	-	-	-	-	60,000	-	-	-	-
Balance Sheet Transactions	-	-	-	-	-	-	-	-	5,841
Expenditures	-	(9,743)	(3,811,153)	-	(1,060,241)	-	-	(213,733)	(332,540)
Expenditure Transfers OUT	-	-	(399,000)	-	-	(235,000)	-	-	-
<b>Ending Cash Balance 6/30/13</b>	<b>\$ 132,320</b>	<b>\$ 1,606,538</b>	<b>\$ 8,679,157</b>	<b>\$ -</b>	<b>\$ 1,240,376</b>	<b>\$ 84,887</b>	<b>\$ 375,836</b>	<b>\$ 2,539,369</b>	<b>\$ 2,498,942</b>
Professional Services		9,743							
Hwy 101/46W			11,085						
Developer Improvements									
NE Corner Charolais & River Road									
Charolais Corridor Multi Use Trail					685,304				
13th Street Bridge Project			3,772,545						
Niblick Bridge II Design									
Traffic Studies			13,138						
South Vine Bridge Design			14,385						
City Park Restroom					374937.2				
Improve Union Road									
Well Install #10									
Developer Improvement Reimbursements									
Nacimiento Water Payments to County									
Nacimiento Water Treatment Plant								213,733	
Paso Robles Street Onramp									226,479
Lift Station Upgrades									100,505
Developer Improvements									
Upgrade Existing Sewer									
Riverside Interceptor									5,555
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 9,743</b>	<b>\$ 3,811,153</b>	<b>\$ -</b>	<b>\$ 1,060,241</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 213,733</b>	<b>\$ 332,540</b>

Note: Line item expenses are NOT adjusted for accounts payable items (non-cash transactions)

**Exhibit "A"**  
**Detail Schedule of**  
**Development Impact Fee Expenditures**  
**Fiscal Year Ending June 30, 2013**

	Fund 222 Aquatic Facilities	Fund 223 Library Expansion	Fund 224 Public Facilities	Fund 225 Union/46 Specific Plan	Fund 226 Nacimiento Water Project	Fund 228 Borkey Specific Plan	229 Nacimiento Water Treatment	231 General Gov't Facilities	237 Bike & Pedestrian Path
Beginning Cash Balance 7/1/12	391,196	936,632	1,569,177	331,503	2,139,875	156,693	123,064	2,638,778	63,143
Revenues - All Sources	283	14,261	(3,727)	252,906	985,662	34,717	264,754	58,627	6,854
Revenue Transfers IN	-	-	-	-	-	-	-	-	-
Balance Sheet Transactions	-	-	-	-	-	-	83,396	-	-
Expenditures	-	-	(9,743)	(108,582)	(1,905,798)	(399)	(471,214)	(9,743)	-
Expenditure Transfers OUT	-	-	-	-	-	-	-	-	(60,000)
<b>Ending Cash Balance 6/30/13</b>	<b>\$ 391,479</b>	<b>\$ 950,893</b>	<b>\$ 1,555,707</b>	<b>\$ 475,827</b>	<b>\$ 1,219,739</b>	<b>\$ 191,011</b>	<b>\$ 0</b>	<b>\$ 2,687,662</b>	<b>\$ 9,997</b>
Professional Services			9,743			399		9,743	
Hwy 101/46W									
Developer Improvements									
NE Corner Charolais & River Road									
Charolais Corridor Multi Use Trail									
13th Street Bridge Project				14,020					
Niblick Bridge II Design									
Traffic Studies									
South Vine Bridge Design									
City Park Restroom									
Improve Union Road				94561.52					
Well Install #10									
Developer Improvement Reimbursements									
Nacimiento Water Payments to County					1,905,798				
Nacimiento Water Treatment Plant							471,214		
Paso Robles Street Onramp									
Lift Station Upgrades									
Developer Improvements									
Upgrade Existing Sewer									
Riverside Interceptor									
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,743</b>	<b>\$ 108,582</b>	<b>\$ 1,905,798</b>	<b>\$ 399</b>	<b>\$ 471,214</b>	<b>\$ 9,743</b>	<b>\$ -</b>

Note: Line item expenses are NOT adjusted for accounts payable items (non-cash transactions)

**Exhibit "A"**  
**Detail Schedule of**  
**Development Impact Fee Expenditures**  
**Fiscal Year Ending June 30, 2014**

	Fund 211 Public Safety Police	Fund 212 Public Safety Fire	Fund 213 Transportation Mitigation	Fund 215 Bridges	Fund 216 Park Development	Fund 217 Storm Drainage	Fund 219 Public Meeting Fac.	Fund 220 Water Connections	Fund 221 Sewer Connections
Beginning Cash Balance 7/1/13	132,320	1,606,538	8,679,157	-	1,240,376	84,887	375,836	2,539,369	2,498,942
Revenues - All Sources	6,479	69,640	4,214,255	-	135,290	17,022	-	481,503	656,446
Revenue Transfers IN	-	-	-	-	-	-	-	-	-
Balance Sheet Transactions	-	-	-	-	-	-	-	-	(278,109)
Expenditures	-	(95,891)	(2,475,074)	-	(19,411)	-	-	-	(461,811)
Expenditure Transfers OUT	-	-	(16,600)	-	-	-	-	-	-
<b>Ending Cash Balance 6/30/14</b>	<b>\$ 138,799</b>	<b>\$ 1,580,287</b>	<b>\$ 10,401,738</b>	<b>\$ -</b>	<b>\$ 1,356,255</b>	<b>\$ 101,909</b>	<b>\$ 375,836</b>	<b>\$ 3,020,872</b>	<b>\$ 2,415,468</b>
Professional Services		95,891							
Hwy 101/46W									
Developer Improvements									
NE Corner Charolais & River Road									
Charolais Corridor Multi Use Trail					11				
13th Street Bridge Project			2,334,556						
Niblick Bridge II Design									
Traffic Studies									
South Vine Bridge Design			140,518						
City Park Restroom					19,400				
Improve Union Road									
Well Install #10									
Developer Improvement Reimbursements									
Nacimiento Water Payments to County									
Nacimiento Water Treatment Plant									
Paso Robles Street Onramp									
Lift Station Upgrades									
Developer Improvements									
Upgrade Existing Sewer									
Riverside Interceptor									461,811
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 95,891</b>	<b>\$ 2,475,074</b>	<b>\$ -</b>	<b>\$ 19,411</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 461,811</b>

Note: Line item expenses are NOT adjusted for accounts payable items (non-cash transactions)

**Exhibit "A"**  
**Detail Schedule of**  
**Development Impact Fee Expenditures**  
**Fiscal Year Ending June 30, 2014**

	Fund 222 Aquatic Facilities	Fund 223 Library Expansion	Fund 224 Public Facilities	Fund 225 Union/46 Specific Plan	Fund 226 Nacimient Water Project	Fund 228 Borkey Specific Plan	229 Nacimient Water Treatment	231 General Gov't Facilities	237 Bike & Pedestrian Path
Beginning Cash Balance 7/1/13	391,479	950,893	1,555,707	475,827	1,219,739	191,011	-	2,687,662	9,997
Revenues - All Sources	6,699	48,176	26,451	153,054	661,486	3,269	178,304	176,820	14,065
Revenue Transfers IN	-	-	-	1,496,000	-	-	-	-	-
Balance Sheet Transactions	-	-	-	-	9,045	-	1,519,015	-	-
Expenditures	-	-	(12,011)	(139,342)	(1,890,271)	-	(1,697,319)	(17,700)	-
Expenditure Transfers OUT	-	-	-	-	-	-	-	-	-
<b>Ending Cash Balance 6/30/14</b>	<b>\$ 398,178</b>	<b>\$ 999,070</b>	<b>\$ 1,570,147</b>	<b>\$ 1,985,539</b>	<b>\$ (0)</b>	<b>\$ 194,280</b>	<b>\$ (0)</b>	<b>\$ 2,846,783</b>	<b>\$ 24,062</b>
Professional Services			12,011					17,700	
Hwy 101/46W									
Developer Improvements									
NE Corner Charolais & River Road									
Charolais Corridor Multi Use Trail									
13th Street Bridge Project									
Niblick Bridge II Design									
Traffic Studies									
South Vine Bridge Design									
City Park Restroom									
Improve Union Road				139,342					
Well Install #10									
Developer Improvement Reimbursements									
Nacimient Water Payments to County					1,890,271				
Nacimient Water Treatment Plant							1,697,319		
Paso Robles Street Onramp									
Lift Station Upgrades									
Developer Improvements									
Upgrade Existing Sewer									
Riverside Interceptor									
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,011</b>	<b>\$ 139,342</b>	<b>\$ 1,890,271</b>	<b>\$ -</b>	<b>\$ 1,697,319</b>	<b>\$ 17,700</b>	<b>\$ -</b>

Note: Line item expenses are NOT adjusted for accounts payable items (non-cash transactions)

**Exhibit "A"**  
**Detail Schedule of**  
**Development Impact Fee Expenditures**  
**Fiscal Year Ending June 30, 2015**

	Fund 211 Public Safety Police	Fund 212 Public Safety Fire	Fund 213 Transportation Mitigation	Fund 215 Bridges	Fund 216 Park Development	Fund 217 Storm Drainage	Fund 219 Public Meeting Fac.	Fund 220 Water Connections	Fund 221 Sewer Connections
Beginning Cash Balance 7/1/14	138,799	1,580,287	10,401,738	-	1,356,255	101,909	375,836	3,020,872	2,415,468
Revenues - All Sources	8,301	85,203	4,501,503	-	148,216	5,147	3,592	1,254,171	684,153
Revenue Transfers IN	-	-	1,584,729	-	-	-	-	-	-
Balance Sheet Transactions	-	-	-	-	-	-	-	-	(222,181)
Expenditures	-	(1,915)	(4,710,469)	-	-	-	-	-	-
Expenditure Transfers OUT	-	-	(10,444,765)	-	-	-	-	(9,045)	-
<b>Ending Cash Balance 6/30/15</b>	<b>\$ 147,100</b>	<b>\$ 1,663,575</b>	<b>\$ 1,332,736</b>	<b>\$ -</b>	<b>\$ 1,504,471</b>	<b>\$ 107,056</b>	<b>\$ 379,428</b>	<b>\$ 4,265,998</b>	<b>\$ 2,877,440</b>
Professional Services		1,915							
Interest Retirement			1,020,610						
Hwy 101/46W									
Developer Improvements									
NE Corner Charolais & River Road									
Charolais Corridor Multi Use Trail									
13th Street Bridge Project			3,386,249						
Niblick Bridge II Design									
Traffic Studies			7,510						
South Vine Bridge Design			62,313						
City Park Restroom									
Improve Union Road									
Buena Vista Drive Improvements			233,788						
Well Install #10									
Developer Improvement Reimbursements									
Nacimiento Water Payments to County									
Nacimiento Water Treatment Plant									
Paso Robles Street Onramp									
Lift Station Upgrades									
Developer Improvements									
Upgrade Existing Sewer									
Riverside Interceptor									
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 1,915</b>	<b>\$ 4,710,469</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Note: Line item expenses are NOT adjusted for accounts payable items (non-cash transactions)

**Exhibit "A"**  
**Detail Schedule of**  
**Development Impact Fee Expenditures**  
**Fiscal Year Ending June 30, 2015**

	Fund 222 Aquatic Facilities	Fund 223 Library Expansion	Fund 224 Public Facilities	Fund 225 Union/46 Specific Plan	Fund 226 Nacimiento Water Project	Fund 228 Borkey Specific Plan	229 Nacimiento Water Treatment	231 General Gov't Facilities	237 Bike & Pedestrian Path
Beginning Cash Balance 7/1/14	398,178	999,070	1,570,147	1,985,539	(0)	194,280	(0)	2,846,783	24,062
Revenues - All Sources	3,805	52,980	15,006	791,312	-	12,203	-	221,499	3,083
Revenue Transfers IN	-	-	-	-	-	-	-	-	-
Balance Sheet Transactions	-	-	-	-	-	-	-	-	-
Expenditures	-	-	(1,915)	(2,641,210)	-	-	-	(1,915)	-
Expenditure Transfers OUT	-	-	-	-	-	-	-	-	-
<b>Ending Cash Balance 6/30/15</b>	<b>\$ 401,984</b>	<b>\$ 1,052,050</b>	<b>\$ 1,583,238</b>	<b>\$ 135,640</b>	<b>\$ (0)</b>	<b>\$ 206,483</b>	<b>\$ (0)</b>	<b>\$ 3,066,366</b>	<b>\$ 27,145</b>
Professional Services			1,915					1,915	
Interest Retirement									
Hwy 101/46W									
Developer Improvements									
NE Corner Charolais & River Road									
Charolais Corridor Multi Use Trail									
13th Street Bridge Project									
Niblick Bridge II Design									
Traffic Studies									
South Vine Bridge Design									
City Park Restroom				2,641,210					
Improve Union Road									
Buena Vista Drive Improvements									
Well Install #10									
Developer Improvement Reimbursements									
Nacimiento Water Payments to County									
Nacimiento Water Treatment Plant							510		
Paso Robles Street Onramp									
Lift Station Upgrades									
Developer Improvements									
Upgrade Existing Sewer									
Riverside Interceptor									
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,915</b>	<b>\$ 2,641,210</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 510</b>	<b>\$ 1,915</b>	<b>\$ -</b>

Note: Line item expenses are NOT adjusted for accounts payable items (non-cash transactions)



Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/12 - 6/30/13)**

**Water Connection Fee Schedule**

(Includes Nacimiento Water)

**Per unit Cost - < 1"**

\$20,620	Multi-Family Residence
\$20,620	Mobile Home Park Space
\$20,620	Single Family Residence
\$20,620	Mobile Home Subdivision Lot
\$20,620	Commerical Unit + \$626 per sub-user
\$20,620	Hospital/Convalescent + \$626 per sub-user
\$20,620	Hotel/Motel + \$626 per unit
\$20,620	School + \$626 per classroom

**Water Meters >3/4"**

\$34,440	1" Meter
\$68,660	1.5" Meter
\$109,900	2" Meter
\$206,200	3" Meter
\$343,740	4" Meter
\$687,260	6" Meter
\$1,099,660	8" Meter
\$1,580,940	10" Meter

**Sewer Connection Fee Schedule**

\$6,900	Per Multi-Family Residence
\$7,600	Per Mobile Home Park Space
\$76	Per Single Family Residence
\$76	Per Mobile Home Subdivision Lot
\$76	3/4" - Non-Residential
\$12,700	1" - Non-Residential
\$25,400	1.5" - Non-Residential
\$40,700	2" - Non-Residential
\$76,300	3" - Non-Residential

**Storm Drain Impact Fee Schedule**

\$0 - \$2,020	Single Family Residence
\$0 - \$995	Multi-Family Residence
\$0 - \$1,010	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0 - \$1.38	Commercial - per square foot
\$0 - \$0.91	Industrial - per square foot

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/12 - 6/30/13)**

**Transportation (Streets, Signals & Bridges) Mitigation Fee**

\$4,917 - \$9,879	Single Family Residence
\$3,935 - \$7,902	Multi-Family Residence
\$1,204 - \$2,214	Assisted Living
\$2,582	Commercial Lodging
\$2,153	RV Parks & Campgrounds
\$6.93 - \$8.31	Commercial - per square foot
\$3.26 - \$4.17	Industrial - per square foot

**Public Safety (Police & Fire) Facilities Impact Fee**

\$958	Single Family Residence
\$861	Multi-Family Residence
\$12,804	Assisted Living
\$504	Commercial Lodging
\$504	RV Parks & Campgrounds
\$0.60	Commercial - per square foot
\$0.07	Industrial - per square foot

**General Government Facilities Impact Fee**

\$4,176	Single Family Residence
\$3,658	Multi-Family Residence
\$3,712	Assisted Living
\$87	Commercial Lodging
\$87	RV Parks & Campgrounds
\$0.42	Commercial - per square foot
\$0.13	Industrial - per square foot

**Library Facilities Impact Fee**

\$1,154	Single Family Residence
\$1,013	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/12 - 6/30/13)**

**Park Development Impact Fee**

\$4,232	Single Family Residence
\$3,707	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

**Bike & Pedestrian Impact Fee**

\$571	Single Family Residence
\$501	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

**Union/46 Specific Plan**

\$0	Police Equipment
\$0	Fire Equipment
\$520	Creston/North River Road Signal
\$2,327	Union Road Improvements
\$1,665	North River Road Improvements
\$0	Golden Hill/Hwy 46 Signal
\$0	Golden Hill/Union Signal
\$921	Park Site Acquisition & Development
\$0	Offsite Water Well
<u>\$169</u>	Specific Plan Preparation
<u>\$5,602</u>	<b>Total (assuming all fees apply)</b>

**Borkey Specific Plan (Sub-area B)**

\$104	Wastewater (per SF unit)
\$535	Water (per SF unit)
\$262	Signal Buena Vist @ Hwy 46 (per SF unit)
\$341	North River Road Upgrade (per SF unit)
\$151	Contingency (per SF unit)
\$274	Plan Preparation (per SF unit)

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/13 - 6/30/14)**

**Water Connection Fee Schedule**

(Includes Nacimiento Water)

**Per unit Cost - < 1"**

\$23,500	Multi-Family Residence
\$23,500	Mobile Home Park Space
\$23,500	Single Family Residence
\$23,500	Mobile Home Subdivision Lot
\$23,500	Commerical Unit + \$626 per sub-user
\$23,500	Hospital/Convalescent + \$626 per sub-user
\$23,500	Hotel/Motel + \$626 per unit
\$23,500	School + \$626 per classroom

**Water Meters >3/4"**

\$39,250	1" Meter
\$78,260	1.5" Meter
\$125,260	2" Meter
\$235,000	3" Meter
\$391,750	4" Meter
\$783,260	6" Meter
\$1,253,260	8" Meter
\$1,801,750	10" Meter

**Sewer Connection Fee Schedule**

\$7,800	Per Multi-Family Residence
\$8,700	Per Mobile Home Park Space
\$8,700	Per Single Family Residence
\$8,700	Per Mobile Home Subdivision Lot
\$8,700	3/4" - Non-Residential
\$14,600	1" - Non-Residential
\$29,000	1.5" - Non-Residential
\$46,500	2" - Non-Residential
\$87,200	3" - Non-Residential

**Storm Drain Impact Fee Schedule**

\$0	Single Family Residence
\$0	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/13 - 6/30/14)**

**Transportation (Streets, Signals & Bridges) Mitigation Fee**

\$12,183	Single Family Residence
\$8,396	Multi-Family Residence
\$0	Assisted Living
\$2,699	Commercial Lodging
\$2,251	RV Parks & Campgrounds
\$11.01	Commercial - per square foot
\$3.09	Industrial - per square foot

**Public Safety (Police & Fire) Facilities Impact Fee**

\$1,131	Single Family Residence
\$1,145	Multi-Family Residence
\$0	Assisted Living
\$527	Commercial Lodging
\$527	RV Parks & Campgrounds
\$0.51	Commercial - per square foot
\$0.24	Industrial - per square foot

**General Government Facilities Impact Fee**

\$3,053	Single Family Residence
\$3,053	Multi-Family Residence
\$0	Assisted Living
\$91	Commercial Lodging
\$91	RV Parks & Campgrounds
\$1.11	Commercial - per square foot
\$0.61	Industrial - per square foot

**Library Facilities Impact Fee**

\$985	Single Family Residence
\$985	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/13 - 6/30/14)**

**Park Development Impact Fee**

\$2,985	Single Family Residence
\$2,985	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

**Bike & Pedestrian Impact Fee**

\$0	Single Family Residence
\$0	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

**Union/46 Specific Plan**

\$0	Police Equipment
\$0	Fire Equipment
\$520	Creston/North River Road Signal
\$2,327	Union Road Improvements
\$1,665	North River Road Improvements
\$0	Golden Hill/Hwy 46 Signal
\$0	Golden Hill/Union Signal
\$921	Park Site Acquisition & Development
\$0	Offsite Water Well
<u>\$169</u>	Specific Plan Preparation
<u>\$5,602</u>	<b>Total (assuming all fees apply)</b>

**Borkey Specific Plan (Sub-area B)**

\$108	Wastewater (per SF unit)
\$559	Water (per SF unit)
\$274	Signal Buena Vist @ Hwy 46 (per SF unit)
\$357	North River Road Upgrade (per SF unit)
\$158	Contingency (per SF unit)
\$286	Plan Preparation (per SF unit)

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/14 - 6/30/15)**

**Water Connection Fee Schedule**

(Includes Nacimiento Water)

**Per unit Cost - < 1"**

\$23,500	Multi-Family Residence
\$23,500	Mobile Home Park Space
\$23,500	Single Family Residence
\$23,500	Mobile Home Subdivision Lot
\$23,500	Commerical Unit + \$626 per sub-user
\$23,500	Hospital/Convalescent + \$626 per sub-user
\$23,500	Hotel/Motel + \$626 per unit
\$23,500	School + \$626 per classroom

**Water Meters >3/4"**

\$39,250	1" Meter
\$78,260	1.5" Meter
\$125,260	2" Meter
\$235,000	3" Meter
\$391,750	4" Meter
\$783,260	6" Meter
\$1,253,260	8" Meter
\$1,801,750	10" Meter

**Sewer Connection Fee Schedule**

\$8,800	Per Multi-Family Residence
\$9,800	Per Mobile Home Park Space
\$9,800	Per Single Family Residence
\$9,800	Per Mobile Home Subdivision Lot
\$9,800	3/4" - Non-Residential
\$16,400	1" - Non-Residential
\$32,700	1.5" - Non-Residential
\$52,300	2" - Non-Residential
\$98,100	3" - Non-Residential

**Storm Drain Impact Fee Schedule**

\$0	Single Family Residence
\$0	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/14 - 6/30/15)**

**Transportation (Streets, Signals & Bridges) Mitigation Fee**

\$12,183	Single Family Residence
\$8,396	Multi-Family Residence
\$0	Assisted Living
\$2,699	Commercial Lodging
\$2,251	RV Parks & Campgrounds
\$11.01	Commercial - per square foot
\$3.09	Industrial - per square foot

**Public Safety (Police & Fire) Facilities Impact Fee**

\$1,131	Single Family Residence
\$1,145	Multi-Family Residence
\$0	Assisted Living
\$527	Commercial Lodging
\$527	RV Parks & Campgrounds
\$0.51	Commercial - per square foot
\$0.24	Industrial - per square foot

**General Government Facilities Impact Fee**

\$3,053	Single Family Residence
\$3,053	Multi-Family Residence
\$0	Assisted Living
\$91	Commercial Lodging
\$91	RV Parks & Campgrounds
\$1.11	Commercial - per square foot
\$0.61	Industrial - per square foot

**Library Facilities Impact Fee**

\$985	Single Family Residence
\$985	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot



Exhibit B

**Impact Fee Schedule**

**Rates Effective (07/01/14 - 6/30/15)**

**Park Development Impact Fee**

\$2,985	Single Family Residence
\$2,985	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

**Bike & Pedestrian Impact Fee**

\$0	Single Family Residence
\$0	Multi-Family Residence
\$0	Assisted Living
\$0	Commercial Lodging
\$0	RV Parks & Campgrounds
\$0	Commercial - per square foot
\$0	Industrial - per square foot

**Union/46 Specific Plan**

\$0	Police Equipment
\$0	Fire Equipment
\$544	Creston/North River Road Signal
\$2,433	Union Road Improvements
\$1,740	North River Road Improvements
\$0	Golden Hill/Hwy 46 Signal
\$0	Golden Hill/Union Signal
\$963	Park Site Acquisition & Development
\$0	Offsite Water Well
<u>\$177</u>	Specific Plan Preparation
<u>\$5,857</u>	<b>Total (assuming all fees apply)</b>

**Borkey Specific Plan (Sub-area B)**

\$108	Wastewater (per SF unit)
\$559	Water (per SF unit)
\$274	Signal Buena Vist @ Hwy 46 (per SF unit)
\$357	North River Road Upgrade (per SF unit)
\$158	Contingency (per SF unit)
\$286	Plan Preparation (per SF unit)

## **Exhibit C: Fee Descriptions FY 2012-13**

### Water Development Impact (Connection) Fees

The water connection fee was established in February, 1979 by City Council Resolution No. 2314. This fee is used to assist in funding the construction and improvements in water production and delivery needed to accommodate new development.

Approximately \$214,000 was used to assist in debt service payment for Nacimiento Pipeline Project which will increase the City's water capacity.

The cash balance in all funds at June 30, 2013 was \$2,539,369.

### Sewer Development Impact (Connection) Fees

The sewer connection fee was first established in February, 1979 by City Council Resolution No. 2278. This fee is used to assist in funding the construction and improvements in wastewater treatment needed to accommodate new development.

Approximately \$332,000 was used for the increased capacity on the Paso Street Pump Station, Multiple Lift Stations, and the improvement to the Riverside Interceptor.

The cash balance at June 30, 2013 was \$2,498,942.

### Storm Drainage Development Impact Fees

Storm drainage fees were first imposed in January, 1980 by Resolution No. 2391. The fees are used to assist in funding the construction of storm drainage improvements needed to control increases in run-off created by new development projects.

Approximately \$235,000 was used to upgrade capacity on the 21<sup>st</sup> Storm Drains.

The cash balance at June 30, 2013 was \$84,887.

### Public Facilities Development Impact Fees

This fee was established by Resolution No. 93-166 dated October 5, 1993. This fee assists in funding construction and implementation of improvements to public facilities sufficient to accommodate needs generated by new development.

The cash balance at June 30, 2013 was \$1,555,707.

### Traffic Mitigation Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study, combines the former bridge development fee, signalization development fee and a portion of the public facilities development fee.

The fee assists in funding construction and implementation of improvements key to elements of the citywide transportation system sufficient to accommodate future traffic demand generated by new development.

Approximately \$3,811,000 was used to 13<sup>th</sup> Street Bridge Widening, Traffic Studies and HWY 41W PAED (Project Approval Environmental Document).

The cash balance at June 30, 2013 was \$8,679,157.

#### Public Safety (Police & Fire) Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. For purposes of this report, the law enforcement and fire protection equipment balances are combined. This fee funds portions of the construction of new law enforcement facilities used to protect life and property.

The combined balance at June 30, 2013 was \$1,738,858.

#### Library Facilities Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. The fee is for expansion of Library into second floor, additional library resources, and an additional branch library.

The balance at June 30, 2013 was \$950,893.

#### Public Meeting Facility Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study, replaces a portion of the former public facilities impact fee. Revenues are used to pay debt service on the construction of the existing city hall/library facility.

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. Under the new impact fee schedule, public meeting facilities are included in the "General Governmental Service Facilities" fee.

The balance at June 30, 2013 was \$375,836.

#### Park and Recreation Facilities Impact Fees

Park fees were originally established by Ordinance No. 411 in May, 1978. This fee funds public facilities which improve neighborhood and community parklands as needed to serve new development.

The cash balance in the fund at June 30, 2013 was \$1,240,376.

#### Aquatics Facilities Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. This fee assists in funding construction and improvements of a city-operated aquatics center.

The balance at June 30, 2013 was \$391,479.

#### General Governmental Facilities Impact Fee

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. This fee is used to assist in the construction and development of facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety services.

The balance at June 30, 2013 was \$2,687,662.

#### Bike & Pedestrian Path Facilities Impact Fee

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. This fee is used to ensure construction of bike and pedestrian facilities throughout the City necessary to accommodate new development.

The balance at June 30, 2013 was \$9,997.

#### Union/46 Specific Plan Fees

When the City adopted the Union/46 Specific Plan in 1988, the environmental impact report (EIR) identified the impacts that would be created by new development in the study area. The building/development community had the option of installing all required infrastructure improvements in conjunction with new development; by establishing an assessment district; or deferring infrastructure costs through payment of an in-lieu specific plan fee. Based upon the desire of the building/development community to minimize the “up-front” costs on development and in order to spread the costs of infrastructure over all of the properties that would benefit from the improvements, a specific plan fee was established.

The cash balance at June 30, 2013 was \$475,827.

#### Borkey Specific Plan Fees

In a similar manner to the Union/46 Specific Plan area, when the Borkey Specific Plan was adopted in 1989, an EIR identified the public infrastructure needed to mitigate the impacts of the planned new development. The adopted Specific Plan provided for infrastructure costs to be deferred and spread over all of the parcels in the plan area. The City Council allowed that fees would be collected at the time of issuance of building permits.

The cash balance at June 30, 2013 was \$191,011.

## **Exhibit C. Fee Descriptions FY 2013-14**

### Water Development Impact (Connection) Fees

The water connection fee was established in February, 1979 by City Council Resolution No. 2314. This fee is used to assist in funding the construction and improvements in water production and delivery needed to accommodate new development.

The cash balance in all funds at June 30, 2014 was \$3,020,872.

### Sewer Development Impact (Connection) Fees

The sewer connection fee was first established in February, 1979 by City Council Resolution No. 2278. This fee is used to assist in funding the construction and improvements in wastewater treatment needed to accommodate new development.

Approximately \$462,000 was used to increase capacity of the Riverside Interceptor.

The cash balance at June 30, 2014 was \$2,415,468.

### Storm Drainage Development Impact Fees

Storm drainage fees were first imposed in January, 1980 by Resolution No. 2391. The fees are used to assist in funding the construction of storm drainage improvements needed to control increases in run-off created by new development projects.

The cash balance at June 30, 2014 was \$101,909.

### Public Facilities Development Impact Fees

This fee was established by Resolution No. 93-166 dated October 5, 1993. This fee assists in funding construction and implementation of improvements to public facilities sufficient to accommodate needs generated by new development.

Approximately \$12,000 was used for updating the impact fee study.

The cash balance at June 30, 2014 was \$1,570,147.

### Traffic Mitigation Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study, combines the former bridge development fee, signalization development fee and a portion of the public facilities development fee.

The fee assists in funding construction and implementation of improvements key to elements of the citywide transportation system sufficient to accommodate future traffic demand generated by new development.

Approximately \$2,500,000 was used to for increased capacity on South Vine Street, and the widening of the 13<sup>th</sup> Street Bridge.

The cash balance at June 30, 2014 was \$10,401,738.

### Public Safety (Police & Fire) Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. For purposes of the this report, the law enforcement and fire protection equipment balances

are combined. This fee funds portions of the construction of new law enforcement facilities used to protect life and property.

Approximately \$96,000 was used to assist in in updated fee study, and planning for a public safety training center.

The combined balance at June 30, 2014 was \$1,719,086.

#### Library Facilities Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. The fee is for expansion of Library into second floor, additional library resources, and an additional branch library.

The balance at June 30, 2014 was \$999,070.

#### Public Meeting Facility Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study, replaces a portion of the former public facilities impact fee. Revenues are used to pay debt service on the construction of the existing city hall/library facility.

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. Under the new impact fee schedule, public meeting facilities are included in the "General Governmental Service Facilities" fee.

The balance at June 30, 2014 was \$375,836.

#### Park and Recreation Facilities Impact Fees

Park fees were originally established by Ordinance No. 411 in May, 1978. This fee funds public facilities which improve neighborhood and community parklands as needed to serve new development.

Approximately \$19,400 was used to increase the size of the City Park restrooms.

The cash balance in the fund at June 30, 2014 was \$1,356,255.

#### Aquatics Facilities Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. This fee assists in funding construction and improvements of a city-operated aquatics center.

The balance at June 30, 2014 was \$398,178.

#### General Governmental Facilities Impact Fee

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. This fee is used to assist in the construction and development of of facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety services.

Approximately \$17,700 was used to update impact fee study.

The balance at June 30, 2014 was \$2,846,783.

### Bike & Pedestrian Path Facilities Impact Fee

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. This fee is used to ensure construction of bike and pedestrian facilities throughout the City necessary to accommodate new development.

The balance at June 30, 2014 was \$24,062.

### Union/46 Specific Plan Fees

When the City adopted the Union/46 Specific Plan in 1988, the environmental impact report (EIR) identified the impacts that would be created by new development in the study area. The building/development community had the option of installing all required infrastructure improvements in conjunction with new development; by establishing an assessment district; or deferring infrastructure costs through payment of an in-lieu specific plan fee. Based upon the desire of the building/development community to minimize the "up-front" costs on development and in order to spread the costs of infrastructure over all of the properties that would benefit from the improvements, a specific plan fee was established.

Approximately \$140,000 was used to increase capacity on Union Road.

The cash balance at June 30, 2014 was \$1,985,539.

### Borkey Specific Plan Fees

In a similar manner to the Union/46 Specific Plan area, when the Borkey Specific Plan was adopted in 1989, an EIR identified the public infrastructure needed to mitigate the impacts of the planned new development. The adopted Specific Plan provided for infrastructure costs to be deferred and spread over all of the parcels in the plan area. The City Council allowed that fees would be collected at the time of issuance of building permits.

The cash balance at June 30, 2014 was \$194,280.

## **Exhibit C--Fee Descriptions FY 2014--15**

### Water Development Impact (Connection) Fees

The water connection fee was established in February, 1979 by City Council Resolution No. 2314. This fee is used to assist in funding the construction and improvements in water production and delivery needed to accommodate new development.

The cash balance in all funds at June 30, 2015 was \$4,265,998.

### Sewer Development Impact (Connection) Fees

The sewer connection fee was first established in February, 1979 by City Council Resolution No. 2278. This fee is used to assist in funding the construction and improvements in wastewater treatment needed to accommodate new development.

The cash balance at June 30, 2015 was \$2,877,440.

### Storm Drainage Development Impact Fees

Storm drainage fees were first imposed in January, 1980 by Resolution No. 2391. The fees are used to assist in funding the construction of storm drainage improvements needed to control increases in run-off created by new development projects.

The cash balance at June 30, 2015 was \$107,056.

### Public Facilities Development Impact Fees

This fee was established by Resolution No. 93-166 dated October 5, 1993. This fee assists in funding construction and implementation of improvements to public facilities sufficient to accommodate needs generated by new development. Approximately \$1,900 was used to update impact fees.

The cash balance at June 30, 2015 was \$1,583,238.

### Traffic Mitigation Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study, combines the former bridge development fee, signalization development fee and a portion of the public facilities development fee.

The fee assists in funding construction and implementation of improvements key to elements of the citywide transportation system sufficient to accommodate future traffic demand generated by new development.

The cash balance at June 30, 2015 was \$1,332,736.

### Public Safety (Police & Fire) Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. For purposes of this report, the law enforcement and fire protection equipment balances are combined. This fee funds portions of the construction of new law enforcement facilities used to protect life and property.

The combined balance at June 30, 2015 was \$1,810,675.



#### Library Facilities Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. Revenues are used to pay debt service on the construction of the existing library facility.

The balance at June 30, 2015 was \$1,052,050.

#### Public Meeting Facility Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study, replaces a portion of the former public facilities impact fee. Revenues are used to pay debt service on the construction of the existing city hall/library facility.

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. Under the new impact fee schedule, public meeting facilities are included in the "General Governmental Service Facilities" fee.

The balance at June 30, 2015 was \$379,428.

#### Park and Recreation Facilities Impact Fees

Park fees were originally established by Ordinance No. 411 in May, 1978. This fee funds public facilities which improve neighborhood and community parklands as needed to serve new development.

The cash balance in the fund at June 30, 2015 was \$1,504,471.

#### Aquatics Facilities Development Impact Fee

This fee was adopted March 3, 2003 via Resolution No. 03-31 as part of the City's AB 1600 Development Impact Fee Study. This fee assists in funding construction and improvements of a city-operated aquatics center.

The balance at June 30, 2015 was \$401,984.

#### General Governmental Facilities Impact Fee

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. This fee is used to assist in the construction and development of facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety services. Approximately \$1,900 was used to update impact fees.

The balance at June 30, 2015 was \$3,066,366.

#### Bike & Pedestrian Path Facilities Impact Fee

On October 3, 2006 Council adopted Resolution 06-188 which updated new development impact fees in accordance with the calculations and recommendations contained in Nexus Study. This fee is used to ensure construction of bike and pedestrian facilities throughout the City necessary to accommodate new development.

The balance at June 30, 2015 was \$27,145.

#### Union/46 Specific Plan Fees

When the City adopted the Union/46 Specific Plan in 1988, the environmental impact report (EIR) identified the impacts that would be created by new development in the study area. The building/development community had the option of installing all required infrastructure improvements in conjunction with new development; by establishing an assessment district; or deferring infrastructure costs through payment of an in-lieu specific plan fee. Based upon the desire of the building/development community to minimize the “up-front” costs on development and in order to spread the costs of infrastructure over all of the properties that would benefit from the improvements, a specific plan fee was established.

The City improved Union Road by adding additional bike lanes and vehicle capacity using approximately \$2.6M in impact fees.

The cash balance at June 30, 2015 was \$135,640.

#### Borkey Specific Plan Fees

In a similar manner to the Union/46 Specific Plan area, when the Borkey Specific Plan was adopted in 1989, an EIR identified the public infrastructure needed to mitigate the impacts of the planned new development. The adopted Specific Plan provided for infrastructure costs to be deferred and spread over all of the parcels in the plan area. The City Council allowed that fees would be collected at the time of issuance of building permits.

The cash balance at June 30, 2015 was \$206,483.